

**Press Release
7 August 2009**



Redemption of A-REIT's S\$300 million of CMBS due in August 2009

7 August 2009, Singapore – The Board of Directors of Ascendas Funds Management (S) Limited (the “**Manager**”), the manager of Ascendas Real Estate Investment Trust (“**A-REIT**”), is pleased to announce that it is in the process of redeeming the P1-AAA-001 Commercial Mortgage Backed Securities (“**CMBS**”) at their principal amount of €144.0 million (approximately S\$300 million).

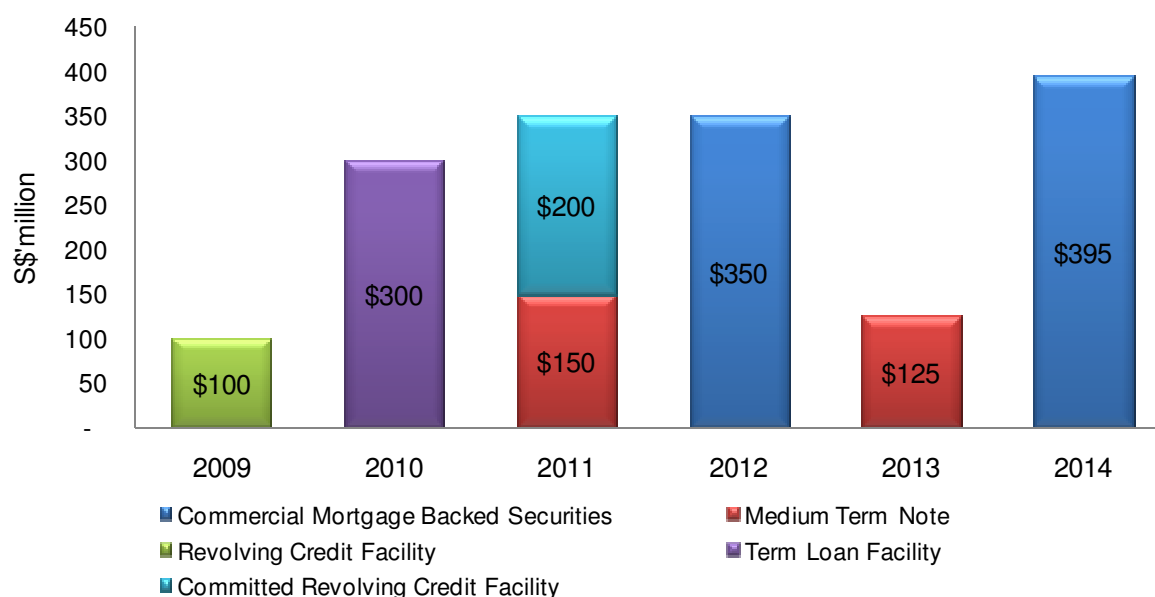
The P1-AAA-001 CMBS were issued on 5 August 2004 by Emerald Assets Limited, a special purpose vehicle, as Euro-denominated notes which were backed and secured by the cashflows and mortgage on 17 properties owned by A-REIT. The 17 properties were subsequently pooled with an additional 33 properties for the issue of P1-AAA-002 CMBS of approximately €197.5 million (approximately S\$395 million) in May 2007.

In conjunction with the redemption of P1-AAA-001 CMBS, the Manager is pleased to announce that 14 properties worth about S\$944 million as at 31 March 2009 will be released from the security created in connection with the P1-AAA-001 CMBS and the P1-AAA-002 CMBS by 19 August 2009. The Manager has received written confirmation (“**Rating Confirmations**”) from the respective rating agencies, Fitch, Inc., Moody’s Investors Service Inc. and Standard and Poor’s Rating Services that the release of these properties will not result in a downgrade of the existing “Aaa” (in the case of Moody’s) and “AAA” (in the case of Fitch and S&P) ratings of the P1-AAA-002 CMBS which have an expected maturity date falling in May 2014 and a legal maturity date falling in November 2015.

Chief Executive Officer and Executive Director of the Manager, Mr Tan Ser Ping said, “Despite the challenging credit market in the six months from October 2008, we are pleased to be able to secure additional credit facilities to effect the redemption of the S\$300m CMBS notes due this month. This redemption demonstrates A-REIT’s proactive capital management and the strengths of its balance sheet. The “AAA” rating affirmation for the remaining CMBS Notes due

in May 2014 after the release of the 14 properties is a strong testament to the quality and sustainability of A-REIT's properties. Following this, A-REIT's financial flexibility is significantly enhanced with 30 unencumbered properties worth approximately S\$1,868.5m. The Manager will continue to explore opportunities to increase and diversify A-REIT's sources of funding so as to enhance its capital structure and to position A-REIT for future opportunities which may arise."

The redemption process is expected to be completed by 19 August 2009. Following the redemption of the P1-AAA-001 CMBS, A-REIT's debt maturity profile is as follows:



- End -

About A-REIT (www.a-reit.com)

A-REIT is Singapore's first listed business space and industrial real estate investment trust. It has a diversified portfolio of 89 properties in Singapore, comprising business and science park properties, hi-tech industrial properties, light industrial properties, and logistics and distribution centres, with total assets of about S\$4.6 billion. These properties house a tenant base of over 900 international and local companies from a wide range of industries and activities, including research and development, life sciences, information technology, engineering, light manufacturing, logistics service providers, electronics, telecommunications, manufacturing services and back-room office support in service industries. Major tenants include SingTel, C&P Logistics, Siemens, Honeywell, Zuellig Pharma, LFD (Singapore), OSIM International, Venture Corporation, Federal Express, Freight Links Express, Johnson & Johnson, RSH, Infineon Technologies, Procter & Gamble and Hyflux.

A-REIT is listed in several indices. These include the Morgan Stanley Capital International, Inc (MSCI) Index, the European Public Real Estate Association/National Association of Real Estate Investment Trusts (EPRA/NAREIT) Global Real Estate Index and Global Property Research (GPR) Asia 250 and FTSE ST Mid Cap.

A-REIT is managed by **Ascendas Funds Management (S) Limited** (in its capacity as manager of A-REIT), a wholly-owned subsidiary of the Singapore-based **Ascendas Group**.

About the Ascendas Group (www.ascendas.com)

Ascendas is Asia's premier provider of business space solutions with a significant presence in the region. Ascendas develops, manages and markets IT Parks, industrial parks (manufacturing, logistics and distribution centres), business parks, science parks, hi-tech facilities, office and retail space. Among its flagships are the Singapore Science Park, International Tech Park Bangalore, Ascendas-Xinsu in Suzhou and Dalian-Ascendas IT Park. More than 1,800 of the world's leading companies, many in the Fortune 500 list, have made Ascendas properties their preferred address in Asia.

Ascendas is also a leading real estate fund management player focused on the management of public-listed property trusts and private real estate funds, investing in a diverse range of industrial and commercial real estate properties across Asia. Listed on the main board of Singapore Exchange Securities Trading Limited are Ascendas Real Estate Investment Trust (A-REIT), Singapore's first business space trust, and Ascendas India Trust (a-iTrust), Asia and Singapore's first Indian property trust. The Ascendas Group also manages a range of private real estate funds which invest in business space in India, China, South Korea and ASEAN. All the funds are supported by Ascendas' strong fund management and real estate expertise, and are testament to its commitment to each of its markets.

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Important Notice

The value of Units and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Manager or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

Investors have no right to request the Manager to redeem their Units while the Units are listed. It is intended that unitholders of A-REIT may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

The past performance of A-REIT is not necessarily indicative of the future performance of A-REIT.

This release may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from

other companies and venues for the sale or distribution of goods and services, shifts in customer demands, customers and partners, changes in operating expenses (including employee wages, benefits and training costs), governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's current view on future events.